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Gary W. Ott  
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Ted WHEN RECORDED, RETURN TO:

Ken Kelter  
Tech Center 2000, LLC  
P.O. Box 1685  
Draper, Utah 84020-1685

**DECLARATION  
OF  
EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
TECH CENTER 2000**

THIS DECLARATION OF EASEMENT, COVENANTS, CONDITIONS AND RESTRICTIONS FOR TECH CENTER 2000 ("Declaration") is made and executed to be effective as of March 15, 2010, by GSF-Tech Center B, LLC, a Utah limited liability company; GSF-Tech Center C, LLC, a Utah limited liability company; and Tech Center 2000, LLC, a Utah limited liability company (collectively, "Declarant"), with reference to the following:

**RECITALS:**

A. Declarant is the owner of certain real property located in Salt Lake County, Utah ("Property"), as subdivided by plat ("Plat") and recorded May 22, 2000 as Entry No. 7644755, in Book 2000P, at Page 125 in the office of the County Recorder for Salt Lake County, State of Utah. The Property is more particularly described on Exhibit A. The Plat subdivides the Property into three lots, known as Lot 1, Lot 2 and Lot 3 (each a "Lot" and collectively the "Lots").

B. The Property has been developed as the Tech Center 2000 project by constructing certain buildings and improvements on the Lots ("Project"). A current site plan ("Site Plan") of the Project is attached as Exhibit B.

C. The Tech Center 2000 Owners Association, Inc. ("Association"), has been or will be created by filing Articles of Incorporation with the Utah Division of Corporations and Commercial Code. The Association shall henceforth be the governing body of the Project subject hereto and shall operate in accordance with the "Bylaws of Tech Center 2000" ("Bylaws"), attached hereto as Exhibit C and made a part hereof.

D. Declarant intends by recording this Declaration and the Plat to: create certain easements for parking, access, delivery, utilities, maintenance, signage and landscaping for the use and enjoyment of the Owners of the Lots; and to impose upon the Property mutually beneficial easements and restrictions under a general plan of improvement for the benefit of the Lots and the Owners thereof.

ARTICLE I  
DEFINITIONS

1.1 Defined Terms. Unless the context clearly indicates otherwise, certain terms as used in this Declaration shall have the meanings set forth in this Article I.

1.2 "Association" shall mean Tech Center 2000 Owners Association, Inc., a Utah nonprofit corporation, organized to be the governing body of the Project.

1.3 "Board of Trustees" or "Board" shall mean the Board of Trustees of the Association.

1.4 "Building(s)" shall mean any permanently enclosed structure placed, constructed or located on a Lot, which shall include appurtenant canopies and supports.

1.5 "Declarant" shall mean, GSF-Tech Center B, LLC, a Utah limited liability company; GSF-Tech Center C, LLC, a Utah limited liability company; Tech Center 2000, LLC, a Utah limited liability company; and their successors and assigns.

1.6 "Easement Areas" shall mean the areas and facilities shown on the Site Plan as Easement Areas for the purpose of pedestrian and vehicular ingress and egress, parking, loading and unloading, landscaping, signage, lighting, garbage disposal, and utilities including sewer, water, storm drainage, electricity, and gas, together with related equipment, facilities, fixtures, and other personal property located thereon for the use and benefit of all Owners. The Easement Areas shall include all portions of a Lot that is not a Building. The Easement Areas that are located on each Lot shall be owned by Owner of that Lot. The Easement Areas shall be managed and controlled by the Association for the use and enjoyment of the Owners as more fully described in this Declaration.

(a) "Floor Area" shall mean the total number of square feet of leasable floor space on each floor in a Building, including basement, subterranean, balcony and mezzanine space, irrespective of whether actually occupied, and including any outdoor seating area used exclusively by an Owner, including any tenant. The initial Floor Area for each Building is shown on the Site Plan. Floor Area shall be calculated on a consistent basis for all Buildings and, if necessary, shall be adjusted by the Board from that shown on the Site Plan in the event any Building is modified or remodeled.

1.7 "Lot" shall mean each individual parcel of real property shown on the Plat as a lot, together with all improvements located thereon and all appurtenances thereunto appertaining.

1.8 "Maintenance Fund" shall mean the fund created or to be created pursuant to the provisions of Article IX of this Declaration and into which all funds of the Association shall be deposited, for maintaining, repairing, replacing and operating the Easement Areas.

1.9 "Member" shall mean a member of the Association.

1.10 "Mortgage" shall mean any mortgage, deed of trust, or other security instrument by which a Lot or any part thereof is encumbered.

1.11 "Mortgagee" shall mean (i) any person named as the mortgagee or beneficiary under any Mortgage, or (ii) any successor to the interest of such person under such Mortgage.

1.12 "Owner" shall mean any person or entity or combination thereof, including the Declarant, at any time owning a Lot within the Project, as shown on the records of Salt Lake County, State of Utah. The term "Owner" shall not refer to any Mortgagee (unless such Mortgagee has acquired title for other than security purposes) or to any person or entity purchasing a Lot under contract until such contract is fully performed and legal title conveyed.

1.13 "Plat" shall mean the Plat for Tech Center 2000, a subdivision, as recorded in the office of the County Recorder for Salt Lake County, State of Utah, on May 23, 2000 as Entry No. 7644755, in Book 2000P, at Page 125.

1.14 "Project" shall mean all Lots and all Easement Areas.

1.15 "Property" shall mean all of Lots 1, 2 and 3, as more particularly described in Paragraph A of the Recitals above.

1.16 "Site Plan" shall mean the Site Plan attached hereto as Exhibit B.

1.17 "Total Votes of the Association" shall mean the total number of votes appertaining to the Lots in the Project, as shown on Exhibit D attached hereto. Each Owner shall be entitled to one vote for each square foot of Floor Area in its Building.

## ARTICLE II DIVISION OF PROJECT

2.1 Submission to Declaration. All of said Property is and shall be subject to the covenants, conditions, restrictions, easements, uses, limitations, and obligations set forth herein and in the Plat, each and all of which are declared and agreed to be for the benefit of the Project and in furtherance of a plan for improvement of said property and division thereof into Lots. Further, each and all of the provisions hereof shall be deemed to run with the land and shall be a burden and a benefit to the Declarant, its successors and assigns, and any person acquiring, leasing, or owning an interest in any Lot, their lessees, heirs, executors, administrators, devisees, successors and assigns.

2.2 Subdivision into Lots. Pursuant to the Plat, the Property is divided into Lots as more particularly described on the Plat. The Owner of each Lot, shall have a non-exclusive easement to use, the Easement Areas, for the purpose set forth on the Plat and described in this Declaration.

2.3 Easements. The Declarant, its successors and assigns, shall have a transferable easement over and on the Easements Areas, for the purpose of doing all things reasonably necessary and proper for the construction, completion, development and sale of the Project.

ARTICLE III  
IMPROVEMENTS

3.1 Description of Improvements. The Project consists of three Lots as shown on the Plat. Each Lot shall, when improved, contain one detached Building, principally constructed of glass and concrete tilt-up exterior, metal joist and deck with steel columns, sheet rock interiors and PVC membrane roofs, and such other materials as allowed by current building codes.

3.2 Description and Legal Status of Lots. The Plat shows the number of each Lot. All Lots shall be capable of being independently owned, encumbered, and conveyed.

3.3 Contents of Exhibit "B". Exhibit B to this Declaration furnishes the following information with respect to each Lot: (a) the Lot number, and (b) the number of votes appertaining to each Lot by the Owner as a Member of the Association.

ARTICLE IV  
NATURE AND INCIDENTS OF OWNERSHIP

4.1 Ownership and Maintenance of Lots. Subject to the provisions of this Declaration, each Owner shall have the right to construct, improve, reconstruct and repair the Building and other improvements located on such Owner's Lot. Each Lot, and the Building and other improvements located thereon, being the sole and exclusive property of the Owner thereof, and except for the maintenance of the Easement Areas located on the Owner's Lot, shall be maintained and repaired by the Owner and shall be kept in a clean and sanitary condition and in a state of good repair.

4.2 Title. Title to a Lot within the Project may be held or owned by any person or entity or any combination thereof and in any manner in which title to any other real property may be held or owned in the State of Utah, including without limitation, joint tenancy or tenancy in common.

4.3 Prohibition Against Subdivision of Lot. No Owner, by deed, plat or otherwise, shall subdivide or in any manner cause his Lot to be subdivided, partitioned or separated into physical tracts or parcels smaller than the whole Lot as shown on the Plat.

4.4 Ownership and Use of Easement Areas. The Owner of each Lot shall own the portion of the Easement Areas located on such Owner's Lot subject to easements for use in favor of all of the Owners. The Association shall have the exclusive right and obligation to manage and maintain all Easement Areas, and to repair, replace and reconstruct any existing or new Easement Areas. The Owners, pursuant to action taken in accordance with this Declaration and the Articles and Bylaws, may determine from time to time, subject to any required governmental approval, what improvements will be constructed or located on the Easement Areas. Each Owner shall, by virtue of receiving a deed to a Lot, own his Lot subject to and together with a non-exclusive easement in favor of all Owners on, over, across and through the Easement Areas for the purposes and uses set forth on the Site Plan and in this Declaration. Except as otherwise provided in this Declaration, each Owner shall be entitled to use of the Easement Areas in any manner that does not hinder or encroach upon the rights of other Owners and is not contrary to any rules or regulations promulgated by the Association.

4.5 Maintenance of Easement Areas. All Easement Areas shall be maintained, cleaned, repaired and reconstructed by the Association, and shall be re-landscaped, rebuilt, replaced, repaired or materially altered only with the review, approval and consent of the Board of Trustees of the Association, and in accordance with the provisions of this Declaration. Without limiting the generality of the foregoing, the Association shall (a) maintain, clean, repair and keep in a sanitary condition and in a state of good repair all Easement Areas; (b) remove all snow from all parking areas, sidewalks and driveways located on the Lots; and (c) re-landscape, re-construct and repair all Easement Areas at such time as the same are in a state of disrepair and require replacement.

4.6 Fences and Walls. The Association shall have the exclusive right to construct, locate, maintain, repair, and reconstruct any perimeter fences. Any perimeter fences shall not be removed except with the approval of Owners owning a majority of the Lots in the Project, at a meeting of the Owners duly held in accordance with the provisions of this Declaration, the Articles and Bylaws. No additional fences or walls, including any rear or side fences, shall be constructed between any Lots without the approval of the Board of Trustees. Any fences or walls permitted by the provisions of this section, shall be constructed of materials and shall be of such colors, styles and characteristics, as shall be approved by the Board of Trustees from time to time, with the intent being that the Board of Trustees will control the construction, maintenance and reconstruction of any fences or walls allowed by the provisions hereof to assure that they are constructed of similar materials and that they are harmonious with the overall architecture and aesthetics of the Project.

4.7 Separate Mortgages by Owners. Each Owner shall have the right separately to mortgage or otherwise encumber his Lot. No Owner nor the Association shall attempt to or shall have the right to separately mortgage or otherwise encumber the Easement Areas and Easement Facilities or any part thereof. Any mortgage or other encumbrance of any Lot shall be subordinate to all of the provisions of this Declaration, and in the event of foreclosure the provisions of this Declaration shall be binding upon any Owner whose title is derived through foreclosure by private power of sale, judicial foreclosure, or otherwise.

4.8 Separate Taxation. Each Lot and the Building and other improvements located thereon including any portion of the Easement Areas shall be assessed separately for all taxes, assessments, and other charges of the State of Utah or of any political subdivision thereof or of any special improvement district or of any other taxing or assessing authority. All such taxes, assessments, and other charges on each respective Lot shall be separately levied against the Owner thereof. No forfeiture or sale of any Lot for delinquent taxes, assessments, or other governmental charges shall divest or in any way affect the title to any other Lot.

4.9 Mechanics' Liens. No labor performed or material furnished for use in connection with any Lot with the consent or at the request of an Owner or his agent or contractor shall create any right to file a statement, claim, or notice of mechanic's lien against the Lot of any other Owner not expressly consenting to or requesting the same.

4.10 Description of Lot. Any deed, lease, mortgage, deed of trust, or other instrument conveying or encumbering a Lot shall describe the interest or estate involved substantially as follows:

All of LOT No. \_\_\_\_\_ contained within Tech Center 2000, as the same is identified in the subdivision plat recorded in the Office of the Recorder of Salt Lake County, Utah as Entry No. 7644755, in Book 2000P, at Page 125 (as said subdivision plat may have heretofore been amended or supplemented) and in the Declaration of Easements, Covenants, Conditions and Restrictions for Tech Center 2000, recorded in the Office of the Recorder of Salt Lake County, Utah as Entry No. \_\_\_\_\_, in Book \_\_\_\_\_, at Page \_\_\_\_\_, (as said Declaration may have heretofore been amended or supplemented).

Regardless of whether or not the description employed in any such instrument is in the above specified form, all provisions of this Declaration shall be binding upon and shall inure to the benefit of any party who acquires any interest in a Lot. Neither the membership in the Association, nor the non-exclusive easement for use of the Easement Areas shall be separated from the Lot to which it appertains; and, even though not specifically mentioned in the instrument of transfer, such mandatory membership in the Association and such of non-exclusive easement for use of the Easement Areas shall automatically accompany the transfer of the Lot to which they relate.

4.11 Non-Exclusive Easements. All driveways constituting a part of the Easement Areas that provide access to public roads outside of the Project shall be easements for the non-exclusive use of Declarant, the Owners, their guests, occupants, lessees, and invitees.

4.12 Mortgages and Liens on Easement Areas. The Association shall not attempt nor shall it have the right to mortgage or otherwise encumber the Easement Areas or any part thereof. No labor performed or material furnished for use in connection with the Easement Areas shall create any right to file a statement, claim, or notice of mechanic's lien against the Easement Areas.

## ARTICLE V EASEMENTS

5.1 Easements for Maintenance. The Association shall have the irrevocable right to have access from time to time to all Easement Areas during such reasonable hours as may be necessary for the maintenance, cleaning, repair, and replacement thereof or for making emergency repairs at any time herein necessary to prevent damage to the Easement Areas.

5.2 Right to Ingress and Egress. Each Owner shall have the right to ingress and egress over, upon, and across the Easement Areas as necessary for access to such Owner's Lot, and such rights shall be appurtenant to and pass with the title to each Lot.

5.3 Easement for Completion of Project. Declarant shall have a transferable easement over and on the Easement Areas for the purpose of completing construction of the Project and improvements therein and for the purpose of doing all things reasonably necessary or appropriate in connection therewith.

5.4 Easements Deemed Created. All conveyances of Lots within the Project hereafter made, whether by Declarant or otherwise, shall be construed to grant and reserve such reciprocal easements on, over, across and through the Easement Areas as are provided herein, even though no specific reference to such easements appears in any such conveyance.

5.5 Easements Reserved by Declarant and Association. The Association shall have power to grant and convey to any third party and Declarant hereby reserves unto itself easements and rights of way, including but not limited to rights of ingress and egress, in, on, over and under the Easement Areas, for the purpose of constructing, erecting, operating and maintaining lines, cables, wires, conduits or other devices for electricity, cable television, power, telephone and other purposes, public sewers, storm drains and pipes, water systems, sprinkling systems, water, heating and gas lines or pipes, garbage collection facilities, lighting poles and lines, landscaping, curb and gutter, signage, loading and unloading docks and ramps and any similar public or quasi-public improvements or facilities for the benefit of all Owners.

## ARTICLE VI RESTRICTIONS ON USE

6.1 Commercial Uses Only. Each Lot and the Building and other improvements located thereon shall be used for high quality industrial, commercial, office, distribution, warehouse and/or retail purposes, and such other commercial purposes which are allowed by applicable zoning regulations and approved in advance by the Board of Trustees. No portion of any Building may be used for restaurant purposes without the approval of the Board of Trustees.

6.2 Compliance with Laws. Each Owner shall at all times comply with all present and future safety, health, environmental or other laws, ordinances, orders, rules, regulations and requirements of all federal, state, county and municipal governments, departments, commissions, boards and officers, and all orders, rules and regulations of the National Board of Fire Underwriters or any other body exercising similar functions, which may be applicable to the Lot and Building and other improvements located thereon. Each Owner shall (a) comply with all federal, state and local statutes, rules and regulations governing substances or materials identified as toxic, hazardous or otherwise damaging to person or property by reason of its chemical nature ("Environmental Laws") and (b) promptly notify the Association and any other affected Owner in the event of any discharge, spillage, uncontrolled loss, seepage, release or filtration of oil or petroleum or chemical liquids or solids, particles, liquids or gaseous products, hazardous waste or any product or byproduct of such Owner's operations that may constitute an environmental hazard upon, on or under the Lot or improvement thereon or any other matter relating to the Environmental Laws as they may affect the Property. No Lot shall be used for residential purposes.

6.3 Temporary Structures. No temporary buildings or other temporary structures shall be permitted on any Lots; provided, however, trailers, temporary buildings and the like shall be permitted for construction purposes during approved alteration, replacement, reconstruction or repair period of a Building. The location and nature of any structures must be submitted to and approved by the Board of Trustees and shall be placed as inconspicuously as practicable, shall cause no inconvenience to Owners of other Lots, and shall be removed not later

than thirty (30) days after the date of substantial completion of the work in conjunction with which the temporary structure was used.

6.4 Antennas, Aerials and Dishes. No exterior radio, television or microwave antenna, aerial, dish or similar facility of any kind shall be erected or maintained on any Building or Lot without the prior approval of the Board of Trustees.

6.5 Auxiliary Structures. Water towers, storage tanks, processing equipment, skylights, cooling towers, communication towers, vents and any other similar structures or equipment placed upon any Building or Lot shall be adequately screened from public view and from the view of other Lots by a screening method approved in writing by the Board of Trustees prior to the construction or erection of said structures or equipment.

6.6 Utilities; Mechanical Equipment; Roof Projections.

(a) All utility lines, including electrical, shall be underground. Pad mounted transformers, switch gear and similar equipment that must be installed above ground level shall be installed in landscape areas with suitable landscaping consistent with safety and other regulations of the relevant utility companies. Utility service lines (including, but not limited to, gas, water, sewer, and electricity) shall be connected at points approved in writing by the Board of Trustees.

(b) All mechanical equipment shall be located and positioned so as to be minimally visible where possible when viewed from the streets by the general public, shall be aesthetically incorporated into the architectural design of the Building and shall be constructed of materials compatible with those of the Building.

(c) No structure or appurtenance, including but not limited to water towers, standpipes, penthouses, elevators, elevator equipment, stairways, ventilating fans or similar equipment required to operate and maintain a Building, fire or parapet walls, skylights, tanks, cooling or other towers or flagpoles shall exceed a height of ten (10) feet above the finished rooftop of any Building, except as may be specifically approved in writing by the Board of Trustees.

6.7 Garbage. No refuse, garbage, trash, grass, shrub or tree clippings, plant waste, compost, bulk materials or debris of any kind shall be kept, stored or allowed to accumulate on any Lot except within an enclosed structure or container approved by the Board of Trustees or unless appropriately screened from view, in a manner acceptable to the Board of Trustees, except that any refuse or storage container containing such materials and approved by the Board of Trustees may be placed outside at such time as may be reasonably necessary to permit garbage or trash pickup or materials storage. The Board of Trustees, in its discretion, may adopt and promulgate reasonable rules and regulations relating to the type and appearance of permitted trash receptacles, the screening thereof by fences or otherwise, and the manner of storing and using the trash receptacles on the Property.

6.8 Parking and Parking Areas. No parking shall be permitted on any street or drive, or any place other than parking areas located upon the Property as designated by the Site Plan. Each Owner shall be responsible for compliance by its employees and visitors of such rule.



There shall be no charge for parking in the Easement Areas without the prior written consent of the Board of Trustees or unless otherwise required by law. No Owner, including its tenants and invitees, shall be entitled to use more than five (5) parking spaces for each one thousand (1,000) square feet of Floor Area within that Owner's Building. Based upon the Site Plan, Building A shall be entitled to use 84 parking spaces; Building B shall be entitled to use 68 parking spaces; and Building C shall be entitled to use 55 parking spaces. If the minimum number of parking spaces required by governmental regulations is greater than the minimum requirements set forth above, then the minimum number of parking spaces as required by Governmental Regulations shall control. Each Owner shall have the right to designate up to 50% of those parking stalls shown on the Site Plan as being attributable to its Building as being reserved for the exclusive use of occupants of its Building. The Board of Trustees shall have the right to approve the signs, stripping or other designations for reserved parking spaces.

6.9 Accumulation of Materials; Storage Areas. No materials, supplies, merchandise, equipment, company-owned vehicles or similar items shall be stored except as approved in writing by the Board of Trustees. Fuel and other storage tanks shall be installed underground wherever practicable and in any event screened from public view.

6.10 Utilities. All pipes, lines and other facilities for utilities, including water, gas, sewer and drainage, and all lines and conduits of any type hereafter installed for the transmission of audio and visual signals or electricity shall be located beneath the ground or within an enclosed structure, except that certain overhead lighting and utility appurtenances may be located above ground.

6.11 Maintenance of Buildings and Improvements. Each Owner shall at its own expense keep each Building and all improvements located thereon, in a clean, safe, attractive and aesthetically pleasing condition, in good order and repair, including without limitation, painting and repairing and generally maintaining the exterior of all Buildings and other improvements at such times as necessary to maintain the appearance of a first class facility. The expense of any maintenance, replacement or repairs required in this section shall be the sole expense of each individual Owner and the Board of Trustees shall in no way be responsible for any expense related to any maintenance, repair, replacement or improvement of any Building or other improvements on such Owner's Lot.

6.12 Noxious or Offensive Activity. No noxious or offensive activity shall be carried on or upon any Lot or Building, nor shall anything be done or placed thereon which is or may become a nuisance or cause an unreasonable disturbance, unsightliness or annoyance to others or which constitutes a trespass against any adjoining Lot or Building, its Owners, occupants or subtenants. No excessive emission of fumes, odors, vibration, gasses, radiation, dust, liquid, wastes, smoke or noise shall be emitted from any Lot or Building.

6.13 Annoying Sounds or Odors. No sound or odor shall be emitted from any Lot or Building that is noxious or unreasonably offensive to others. Without limiting the generality of the foregoing, no exterior speakers, horns, whistles, bells or other sound devices, other than devices used exclusively for security, fire prevention or fire control purposes, shall be located or used on any Lot or Building.

6.14 Maintenance of Drainage. Each Building and Lot shall have appropriate provision for water retainage as may be necessary or appropriate for the Property's overall drainage system, as determined in the reasonable judgment of the Board of Trustees. The established drainage pattern over any Lot or Building may not be altered except as approved in writing by the Board of Trustees.

6.15 Water Systems. No individual water supply system shall be installed or maintained for any Lot or Building unless such system is approved by the Board of Trustees and is designed, located constructed and equipped in accordance with the requirements, standards and recommendations of any applicable governmental authority having jurisdiction.

6.16 Exterior Lighting. All exterior and security lighting shall have underground service and shall be designed, erected, altered and maintained in accordance with plans and specifications approved in writing by the Board of Trustees to the end that lighting shall be compatible and harmonious throughout the Property.

6.17 Signs. The Association shall maintain a monument sign for the Project for the benefit of all Owners. All signs must be approved in writing by the Board of Trustees and must conform to any applicable sign ordinances, rules and regulations. Where a Building is owned or occupied by more than one business entity in the same Building the Owner shall submit plans for his selected signs for approval from the Board of Trustees. Plans submitted to the Board of Trustees for sign approval must include type, location, shape, background color, and size.

6.18 No Obstructions. There shall be no obstruction of the Easement Areas by any Owner. Except with the prior written consent of the Association, Owners shall neither store nor leave any of their equipment, fixtures or personal property in the Easement Areas.

6.19 Prohibition of Damage and Certain Activities. Nothing shall be done or kept in or on any Lot or in the Easement Areas or any part thereof which would be in violation of any statute, rule, ordinance, regulation, permit, or other validly imposed requirement of any governmental authority. No damage to, or waste of, the Easement Areas or any part thereof shall be committed by any Owner or guest or invitee of any Owner, and each Owner shall indemnify and hold the Association and other Owners harmless against all loss resulting from any such damage or waste caused by such Owner, his agents, employees, guests, lessees, licensees, or invitees.

6.20 Rules and Regulations. The Owners and their agents, guests, invitees, employees, and contractors shall comply with all of the rules and regulations governing use of the Easement Areas, as such rules and regulations may from time to time be adopted, amended, or revised by the Board of Trustees.

6.21 Pets and Animals. No animals or birds of any kind shall be raised, bred or kept in or on any Lot or in the Easement Areas.

6.22 Application of Restrictions. All of the easements, covenants, conditions, restrictions and other provisions of this Declaration shall apply to all Owners and anyone claiming by, through or under the Owners including but not limited to occupants, guests, lessees, employees, agents, contractors and invitees. All of the Property shall be held, used and enjoyed

subject to the limitations, restrictions and other provisions set forth in this Declaration. Reasonable variations from the strict application of the limitations and restrictions in this Article VI in any specific case may be granted by the Board of Trustees, if such strict application would be unreasonable or unduly harsh under the circumstances or otherwise not in the best interests of, or harmful to, the other Owners. Any such variance shall not constitute a waiver or estoppel with respect to any future action by the Board of Trustees.

## ARTICLE VII THE ASSOCIATION

7.1 Membership. Each Owner shall be entitled and required to be a Member of the Association. Membership shall begin immediately and automatically upon becoming an Owner and shall terminate immediately and automatically upon ceasing to be an Owner. If title to a Lot is held by more than one person, the membership appurtenant to that Lot shall be shared by all such persons in the same proportionate interests and by the same type of tenancy in which title to the Lot is held. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot. An Owner shall be entitled to one membership for each Lot owned by said Owner. Each membership shall be appurtenant to the Lot to which it relates and shall be transferred automatically by conveyance of that Lot. Ownership of a Lot within the Project cannot be separated from membership in the Association appurtenant thereto, and any devise, encumbrance, conveyance, or other disposition of a Lot shall be construed to be a devise, encumbrance, conveyance or other disposition, respectively, of the Owner's membership in the Association, and the rights appurtenant thereto. No person or entity other than an Owner may be a member of the Association, and membership in the Association may not be transferred except in connection with the transfer of a Lot.

7.2 Board of Trustees. The Board of Trustees shall consist of three (3) members, one member for each Lot. Declarant reserves the right to appoint all of the Board of Trustees until the date on which all of the Lots in the Project have been conveyed to Owners other than Declarant.

7.3 Amplification. The provisions of this Article VII may be amplified by the Articles of Incorporation and Bylaws of the Association; provided, however, that no such amplification shall substantially alter or amend any of the rights or obligations of the Owners set forth in this Declaration.

## ARTICLE VIII CERTAIN RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

8.1 The Easement Areas. The Association shall be responsible, as described in Section 4.4, and subject to the rights and duties of the Owners as set forth in this Declaration, for the exclusive management and control of the Easement Areas and all improvements thereon. In particular, the Association shall be responsible for the maintenance of the driveways, curb and gutter, signage, parking areas, landscaping, loading and unloading area, and lighting and associated improvements located in the Project. The specification of duties of the Association with respect to particular Easement Areas shall not be construed to limit its duties with respect to other Easement Areas, as set forth in the first sentence of this Section. All goods and services

procured by the Association in performing its responsibilities under this Section shall be paid for with funds from the Maintenance Fund.

8.2 Manager. The Association may by written contract delegate in whole or in part to a professional Manager such of the Association's duties, responsibilities, functions, and powers hereunder as are properly delegable. The services of any Manager retained by the Association shall be paid for with funds from the Maintenance Fund.

8.3 Miscellaneous Goods and Services. The Association may obtain and pay for the services of such personnel as the Association shall determine to be necessary or desirable for the proper operation of the Project, whether such personnel are furnished or employed directly by the Association or by any person or entity with whom or which it contracts. The Association may obtain and pay for legal and accounting services necessary or desirable in connection with the operation of the Project, the enforcement of this Declaration, or any other matter. In addition to the foregoing, the Association may acquire and pay for out of the Maintenance Fund water, sewer, garbage collection, electrical, gas, and other necessary or desirable utility services for the Easement Areas and insurance, bonds, and other goods and services common to the Lots.

8.4 Rules and Regulations. The Association, by action of its Board of Trustees, may make reasonable rules and regulations governing the use of the Lots and of the Easement Areas, which rules and regulations shall be consistent with the rights and duties established in this Declaration. The Association may take judicial action against any Owner to enforce compliance with such rules and regulations or other obligations of Owners arising hereunder, or to obtain damages for noncompliance therewith, as permitted by law. In the event of such judicial action, the Association shall be entitled to recover its costs, including reasonable attorney's fees, from the offending Owner.

8.5 Granting of Easements. The Association may, without the vote or consent of the Owners or of any other person, grant or create, on such terms as it deems advisable, utility, ingress, egress, construction and similar easements over, under, across, and through the Easement Areas.

8.6 Implied Rights. The Association may exercise any right or privilege given to it expressly by this Declaration or by law, and every other right or privilege reasonably implied from the existence of any right or privilege given to it herein or reasonably necessary to effectuate any such right or privilege.

8.7 Reserves. The Association shall maintain an adequate reserve fund for maintenance, repairs and replacement of those Easement Areas that must be replaced on a periodic basis, and such reserves shall be funded from the monthly assessments described in Article IX below.

## ARTICLE IX ASSESSMENTS

9.1 Agreement to Pay Assessments. Declarant, for and as the owner of the Project and every part thereof on the date hereof, hereby covenants, and each Owner of a Lot by the acceptance of instruments of conveyance and transfer therefor, whether or not it be so expressed

in said instruments, shall be deemed to covenant and agree with each other and with the Association, to pay to the Association all assessments, both regular and special, made by the Association for the purposes provided in this Declaration. Such assessments shall be fixed, established and collected from time to time as provided in this Article IX.

9.2 Regular Assessments. Regular assessments shall be computed and assessed against all Lots in the Project as follows:

(a) Maintenance Expenses.

(i) Annual Budget. On or before the 1st day of December of each year, the Association shall prepare, or cause to be prepared, an operating budget setting forth an itemized statement of the anticipated receipts and disbursements for the coming calendar year and taking into account the general condition of the Project. Each such budget, together with a written statement from the Association outlining a plan of operation for the year in question and justifying in every important particular the estimates made, shall be submitted to the Members on or before the 15th day of December of each year. Such budget, with any changes therein, shall be adopted by the Members at each annual meeting of the Members. Said operating budget shall serve as the basis for the schedule of proposed monthly assessments for the annual period for which it is prepared. Said budget shall also constitute a major guideline under which the Association shall operate during such annual period.

(ii) Basis of Annual Budget. The annual budget shall be based upon the Association's estimates of the cash required to provide for payment of expenses ("Maintenance Expenses") arising out of or connected with maintenance, repair, replacement and operation of the Easement Areas. Such actual expenses and estimated expenses may include, among other things, the following: expenses of management; governmental taxes and special assessments; premiums for all insurance that the Association is required or permitted to maintain; repairs and maintenance; wages for Association employees, including fees for a Manager, if any; utility charges; legal and accounting fees; any deficit remaining from a previous period; creation of a reasonable contingency reserve; sinking or reserve funds required or allowed herein; and any other expenses and liabilities which may be incurred by the Association for the benefit of all of the Owners or by reason of this Declaration.

(iii) Annual Assessments. The Association shall establish a regular, equal monthly assessment to be paid by each Owner ("Maintenance Fund"). The dates and manner of payment shall be determined by the Association. Each Owner shall be responsible for paying its Proportionate Share of the regular and special assessments. The "Proportionate Share" of the regular and special assessments shall be the percentage obtained by dividing the Floor Area of the Building or Buildings actually constructed on such Owner's Lot by the total Floor Area of all Buildings in the entire Project. Each monthly installment of the regular assessment shall bear interest at the rate of one and one-half percent (1½%) per month from the date it becomes due and payable until paid. Failure of the Association to give timely notice of any assessment as provided herein shall not affect the liability of the Owner of any Lot for such assessment.

(b) Inadequate Funds. In the event that the Maintenance Fund proves inadequate at any time for whatever reason, including nonpayment of any Owner's assessment, the Association may levy additional assessments in accordance with the procedure set forth in Section 9.3 below, except that the vote therein specified shall not be necessary.

9.3 Special Assessments. In addition to the regular assessments authorized by Sections 9.1 and 9.2 above, the Association may levy, at any time and from time to time, upon affirmative vote of at least fifty-one percent (51%) of the Total Votes of the Association, special assessments, payable over such periods of time as the Association may determine, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of the Easement Areas or any part thereof, or for any other expenses incurred or to be incurred as provided in this Declaration. This Section shall not be construed as an independent source of authority for the Association to incur expenses, but shall be construed to prescribe the manner of assessing for expenses authorized by other Sections or Articles hereof. Any amounts assessed pursuant hereto shall be based upon each Owner's Proportionate Share. Notice in writing of the amount of such special assessments and the time for payment thereof shall be given promptly to the Owners. No payment shall be due less than thirty (30) days after such notice shall have been mailed. All unpaid portions of any special assessment shall bear interest at the rate of one and one-half percent (1½%) per month from the date such portions become due until paid.

9.4 Lien for Assessments. All sums assessed to the Owner of any Lot within the Project pursuant to the provisions of this Article IX, together with interest thereon as provided herein, shall be secured by a lien on such Lot in favor of the Association. To evidence a lien for sums assessed pursuant to this Article IX, the Association may prepare a written notice of lien setting forth the amount of the Assessment, the date due, the amount remaining unpaid, the name of the Owner of the Lot, and a description of the Lot. Each Owner shall be deemed to have consented to the filing of a notice of lien against such Owner's Lot. Such notice shall be signed and acknowledged by a duly authorized officer of the Association and may be recorded in the office of the Salt Lake County Recorder. No notice of lien shall be recorded until there is a delinquency in payment of the assessment. Such lien may be enforced by judicial foreclosure by the Association in the same manner in which mortgages on real property may be foreclosed in the State of Utah. In any such foreclosure, the Owner shall be required to pay the costs and expenses of such proceeding, including reasonable attorneys' fees, and such costs and expenses shall be secured by the lien being foreclosed. The Owner shall also be required to pay to the Association any assessments against the Lot which shall become due during the period of foreclosure. The Association shall have the right and power to bid in at any foreclosure sale, and to own, lease, mortgage or convey the subject Lot.

9.5 Personal Obligation of Owner. The amount of any regular or special assessment against any Lot shall be the personal obligation of the Owner of such Lot to the Association. Suit to recover a money judgment for such personal obligation shall be maintainable by the Association without foreclosing or waiving the lien securing the same. No Owner may avoid or diminish any such personal obligation by waiver of the use and enjoyment of any of the Easement Areas or by abandonment of his Lot, or by waiving any services or amenities. In the event of any suit to recover a money judgment for unpaid assessments hereunder, the involved

Owner shall pay the costs and expenses incurred by the Association in connection therewith, including reasonable attorney's fees.

9.6 Statement of Account. Upon written request of any Owner, Mortgagee, prospective Mortgagee, or prospective purchaser of a Lot and payment of any reasonable fee assessed, the Association shall issue a written statement setting forth the following: (a) the amount of the unpaid assessments, if any, with respect to such Lot, and (b) the amount of the current regular assessment with respect to such Lot and the date such assessment becomes or became due. Such statement shall be conclusive upon the Association in favor of persons who rely thereon in good faith.

9.7 Personal Liability of a Purchaser. A purchaser of a Lot shall be jointly and severally liable with the seller thereof for all unpaid assessments against such Lot up to the time of the grant of conveyance; provided, however, that the provisions of this Section shall not prejudice the purchaser's right to recovery from the seller of the amount of such assessments paid by the purchaser for such assessments.

9.8 Assessments Part of Maintenance Fund. All funds received from assessments under this Article IX shall be a part of the Maintenance Fund.

9.9 Amendment of Article. Except as may be necessary to conform to the law, as it may be amended from time to time, this Article IX shall not be amended unless the Owners of all Lots in the Project unanimously consent and agree to such amendment by a duly recorded instrument.

## ARTICLE X INSURANCE

10.1 Types of Insurance. The Association shall obtain and keep in full force and effect at all times the following types of insurance coverage, provided by companies licensed to do business in the State of Utah:

(a) Fire and Casualty Insurance. A policy or policies of insurance on the Easement Areas in such amounts as shall provide for replacement thereof in the event of damage or destruction from casualty against which such insurance is customarily maintained by other projects similar in construction, design, and use. Such insurance shall include fire and extended coverage, vandalism and malicious mischief, and such other risks and hazards against which the Association shall deem it appropriate to provide insurance protection as to the Easement Areas. The Association may comply with the above requirements by the purchase of blanket coverage and may elect such "deductible" provisions as in the Association's opinion are consistent with good business practice.

(b) Public Liability and Property Damage Insurance. The Association shall obtain a broad form of comprehensive public liability insurance coverage for the Easement Areas, in such amounts and in such forms as it deems advisable to provide adequate protection against liability for personal injury, death and property damage. Coverage shall include without limitation, liability for operation of automobiles on behalf of the Association and all activities in connection with the ownership, operation, maintenance, and other use of the Easement Areas.

(c) Workers' Compensation Insurance. Workers' compensation and employer's liability insurance and all other similar insurance with respect to employees of the Association, if any, in the amounts and in the forms now or hereafter required by law.

(d) Fidelity Insurance or Bond. Fidelity insurance or a bond in such amounts and in such forms as the Association deems appropriate to cover against dishonesty of employees or the Manager, destruction or disappearance of money or securities, and forgery.

10.2 Form of Insurance. Insurance coverage on the Easement Areas, insofar as possible, shall be in the following form:

(a) Casualty and Flood Hazard Insurance. Casualty and hazard insurance in a form or forms naming the Association as the insured, as trustee for the Owners and for Declarant, whether or not Declarant is an Owner, and which policy or policies shall specify the interest of each Owner (Owner's name and Lot number), and shall contain a standard, noncontributory mortgagee clause in favor of each Mortgagee which from time to time shall give notice to the Association of its Mortgage. The Association shall furnish to each Owner, and to each Mortgagee requesting in writing the same, a certificate of coverage, including an identification of the Owner's interest.

(b) Public Liability and Property Damage Insurance. Public liability and property damage insurance which names the Association as the insured, as trustee for each Owner, for the Manager, if any, and for Declarant, whether or not Declarant is an Owner, and which protects each Owner, the Manager, if any, and Declarant against liability for acts or omissions of any of them in connection with the ownership, operation, maintenance, or other use of the Project.

10.3 Additional Coverage. The provisions of this Declaration shall not be construed to limit the power or authority of the Association to obtain and maintain insurance coverage in addition to any insurance coverage required by this Declaration in such amounts and in such forms as the Association may from time to time deem appropriate.

10.4 Adjustment and Contribution. Exclusive authority to adjust losses under the insurance policies hereafter in force on the Project shall be vested in the Association. In no event shall the insurance coverage obtained and maintained by the Association hereunder be brought into contribution with insurance purchased by individual Owners or their Mortgagees.

10.5 Insurance Carried by Owners. Each Owner is responsible for and may obtain insurance, at his own election and expense, providing coverage upon his Lot, and all improvements and personal property located thereon, and for general liability coverage, including without limitation, coverage for personal injury, property damage, and such other risks as each Owner may deem appropriate; provided that if the insurer under said policy is the insurer under any policy issued pursuant to Section 10.1 through 10.3 above, then any insurance policy obtained by an Owner shall provide that it does not diminish the insurance carrier's coverage for liability arising under any of the insurance policies obtained by the Association pursuant to this Article. The Association shall have no obligation or responsibility to carry insurance on the Lots, or any improvements located on the Lots.



10.6 Review of Insurance. The Association shall review annually the coverage and policy limits of all insurance on the Project and shall adjust the same at its discretion. Such annual review may include an appraisal of the improvements in the Project by a representative of the insurance carrier or carriers providing the policy or policies on the Project, or such other qualified appraisers as the Association may select.

## ARTICLE XI DAMAGE OR DESTRUCTION

11.1 Association as Attorney in Fact. All of the Owners irrevocably constitute and appoint the Association their true and lawful attorney in fact in their name, place and stead for the purpose of dealing with the Easement Areas of the Project upon their damage or destruction as hereinafter provided. Acceptance by any grantee of a deed from Declarant or any Owner shall constitute an appointment by said grantee of the Association as his attorney in fact as herein provided. As attorney in fact, the Association shall have full and complete authorization, right, and power to make, execute, and deliver any contract, deed or other instrument with respect to the interest of an Owner in the Easement Areas which may be necessary or appropriate to execute the powers herein granted.

11.2 Total Destruction. If damage or destruction occurs in or to the Project that is so extensive that every Owner of every Lot in the Project votes to not rebuild, repair or reconstruct the Easement Areas damaged or destroyed, then in such event and upon written agreement of every Owner, this Declaration shall be terminated, and each Owner shall own his Lot, including all portions of the Easement Areas located on his Lot, and there shall be no obligation to repair or reconstruct the damaged portions of the Easement Areas, subject to the non-exclusive easement of use of the Easement Areas in favor of each Owner.

11.3 Partial Destruction. As long as any one Owner of any Lot so elects, upon the damage or destruction of any portion of the Easement Areas, the Association shall proceed to repair and reconstruct the Easement Areas. The Association shall use insurance proceeds from the insurance it is obligated to carry to accomplish such repair and reconstruction. In the event insurance proceeds are insufficient to accomplish the repair and reconstruction as required herein, then the Association shall levy a special assessment against all Owners pursuant to the provisions of Article IX above to collect funds necessary to accomplish such repairs and reconstruction.

11.4 Repair or Reconstruction. As soon as practicable after receiving estimates on the cost of repair or reconstruction, the Association shall, if repair or restoration is to occur, diligently pursue to completion the repair or reconstruction of that part of the Easement Areas damaged or destroyed. The Association may take all necessary or appropriate action to effect repair or reconstruction, as attorney in fact for the Owners, and no consent or other action by any Owner shall be necessary in connection therewith.

11.5 Disbursement of Funds for Repair or Reconstruction. If repair or reconstruction is to occur, then the insurance proceeds held by the Association and any amounts received from assessments shall constitute a fund for the payment of the costs of such repair and reconstruction. It shall be deemed that the first monies disbursed in payment for the costs of such repair or

reconstruction shall be made from insurance proceeds; if there is a balance after payment of all of the costs of such repair or reconstruction, such balance shall be distributed to the Owners based upon their Proportionate Share.

## ARTICLE XII CONDEMNATION

12.1 Condemnation. If at any time or times all or any part of the Easement Areas shall be taken or condemned by any public authority under power of eminent domain, the provisions of this Article shall apply. A voluntary sale or conveyance of all or any part of the Easement Areas in lieu of condemnation, but under threat of condemnation, shall be deemed to be taken by power of eminent domain.

12.2 Proceeds. All compensation, damages, and other proceeds from any such taking by power of eminent domain shall be allocated among and distributed to the Owners in proportion to and based on the number of Lots in the Project. Such distribution shall be made by check payable jointly to the respective Owners and their respective Mortgagees, as appropriate.

## ARTICLE XIII COMPLIANCE WITH DECLARATION AND BYLAWS

13.1 Compliance. Each Owner shall comply with the provisions of this Declaration, the Articles of Incorporation and Bylaws of the Association, rules and regulations promulgated by the Association, and the decisions and resolutions of the Association adopted pursuant thereto, as the same may be lawfully amended from time to time. Failure to comply with any of the same shall be grounds for an action to recover sums due and for damages or injunctive relief or both, maintainable by the Association or by an aggrieved Owner.

13.2 Enforcement and Remedies. The obligations, provisions, covenants, restrictions, easements and conditions contained in this Declaration, or in any supplemental or amended Declaration, enforceable against the Association, shall be enforceable by Declarant or by any Owner of a Lot, by a proceeding for a prohibitive or mandatory injunction. The obligations, provisions, covenants, restrictions easements and conditions contained in this Declaration, or in any supplemental or amended Declaration, enforceable against an Owner or any other person, shall be enforceable by Declarant or the Association by a proceeding for a prohibitive or mandatory injunction or by a suit or action to recover damages or to recover any amount due or unpaid.

## ARTICLE XIV MORTGAGEE PROTECTION

14.1 Mortgage Protection. No breach of any of the covenants, conditions, restrictions, and limitations contained herein shall defeat or render invalid the lien of any Mortgage made in good faith and for value; provided, however, that all such covenants, conditions, restrictions easements and limitations contained herein shall be binding upon an Owner whose title is derived through foreclosure or trustee's sale.

14.2 Priority of Liens. No enforcement of any lien provision herein contained shall defeat or render invalid the lien of any Mortgage. All sums assessed in accordance with the provisions herein shall constitute a lien on each respective Lot prior and superior to all other liens except (1) all taxes, bonds, assessments and other levies which, by law, would be superior thereto; and (2) the lien or charge of any recorded Mortgage on such Lot made in good faith and for value and recorded prior to the date on which any such assessment or assessments become due.

14.3 Prior Liens Relate Only to Individual Lots. All taxes, assessments and charges which may become liens prior to the first Mortgage under local law shall relate only to the individual Lot and not to the Project as a whole.

14.4 Mortgage Holder Rights in Event of Foreclosure. Any Mortgagee of a Mortgage of record which obtains title to a Lot by the foreclosure of the Mortgage on the Lot or by deed or assignment in lieu of foreclosure, or any purchaser at a foreclosure sale, shall take the Lot free of any claims for unpaid assessments and charges against the Lot which accrued prior to the date of the acquisition of title to such Lot by such acquirer. Any unpaid assessments shall be deemed to be Maintenance Expenses collectible from all of the Lots in the Project, including the Lot that has been acquired in accordance with the provisions of this Section.

14.5 Amendment. No provision of this Article XVI shall be amended without the prior written consent of at least two-thirds of all first Mortgagees as appear on the official records of Salt Lake County, Utah, as of the date of such amendment.

#### ARTICLE XV APPROVAL OF PLANS

15.1 Approval of Plans for Alteration, Additions or Reconstruction. No construction or exterior alterations of any Building or other improvements, including signs, may be commenced without written approval by the Board of Trustees of the plans for such construction, repair, replacement, reconstructing, addition or alteration. A complete set of plans for the construction repair, replacement, reconstruction, addition, or alteration of any Building or other Improvements must be signed by the applicant and submitted to the Board of Trustees for review. The Board of Trustees shall either approve or disapprove plans submitted in writing within thirty (30) days from the date on which they were received, and the failure of the Board of Trustees to either approve or disapprove within this period shall constitute approval of said plans. Wherever approval in writing is required by the terms of this Declaration, such requirement shall mean written approval of the Board of Trustees secured in the following manner:

- (a) All applications to the Board of Trustees shall be addressed as follows:

Ken Kelter  
Tech Center 2000, LLC  
P.O. Box 1685  
Draper, UT 84020

or to any such address as the Board of Trustees shall hereafter designate in writing, addressed to Owners by U.S. Mail.

(b) The Board of Trustees shall exercise its best judgment to see that all Buildings and improvements, including signs constructed within the Property conform to the purposes and requirements of this Declaration; provided, however, the Board of Trustees and its employees or agents shall not be held liable to any Owner or to anyone submitting plans for approval, or to any other party by reason of a mistake in judgment, negligence or non-feasance arising out of, or in connection with the approval, disapproval or failure to approve any such plans.

(c) Upon the approval of plans by the Board of Trustees hereunder, Owner shall diligently proceed with the commencement and completion of all approved construction, repair, replacement, reconstruction or addition. Unless work on the approved construction repair, replacement, reconstruction or addition shall be commenced within one (1) year from the date of such approval and diligently pursued thereafter, then the approval shall automatically expire, unless the Board of Trustees has given a written extension of time.

(d) Approval of plans by the Board of Trustees may be secured prior to acquisition of a Lot pursuant to the terms of a sales contract.

(e) The Board of Trustees and its members shall not be liable to the applicant or to the Owner or anyone claiming by, through or under the Owner of any Lot or Building for damages or any other remedy as the result of their actions, inactions, or approval or disapproval of any set of plans submitted to the Board of Trustees for review. In the absence of bad faith or malicious actions, the Owners shall have no claim against the Board of Trustees or its members as a result of the performance or failure to perform the duties created by this Declaration. Any persons or entities acquiring an interest in any portion of the Property shall be deemed to have agreed and covenanted that such Owner will not bring any action or suit to recover damages against the Board of Trustees or its members, or the advisors, officers, employees or agents of any of the foregoing, as the result of the performance by the Board of Trustees of its duties and responsibilities under this Declaration.

(f) The review by the Board of Trustees of plans submitted pursuant to this Article XV is limited to those matters expressly described in this Declaration. The Board of Trustees shall have no authority over the enforcement of building codes, zoning ordinances or other statutes, laws or ordinances affecting development or improvement of the Property and shall have no liability to any Owner or anyone claiming by, through or under such Owner whose plans were approved in a manner that included any violation of building codes, zoning ordinances or other statutes, laws or ordinances affecting development or improvement of the Property. The Board of Trustees shall not be responsible for reviewing, nor shall the approval by the Board of Trustees of any plan or design be deemed approval of, any plan or design from the standpoint of structural safety or compliance with any applicable building codes, zoning ordinances or other statutes, laws or ordinances affecting the development or improvement of the Property. The structural integrity of any Building or improvement constructed within a Lot shall not be the responsibility of the Board of Trustees. Corrections or changes to plans as may be

subsequently required to bring them into conformity with any applicable statutes, laws or ordinances must be reviewed and approved by the Board of Trustees prior to construction.

15.2 Exterior Materials and Colors. All exterior walls of any Building or other improvement must be finished with architectural masonry units, natural stone, precast concrete, aluminum or glass materials, or their equivalent, along with such other architecturally and aesthetically suitable building materials as shall be approved in writing by the Board of Trustees. Color shall be harmonious and compatible with colors of the natural surroundings and adjacent Buildings.

## ARTICLE XVI GENERAL PROVISIONS

16.1 Intent and Purpose. The provisions of this Declaration and any supplemental or amended Declaration shall be liberally construed to effectuate the purpose of creating a uniform plan for the development and operation of a planned unit development project. Failure to enforce any provision, restriction, covenant, or condition in this Declaration, or in any supplemental or amended Declaration, shall not operate as a waiver of any such provision, restriction, covenant, or condition or of any other provisions, restrictions, covenants, or conditions.

16.2 Construction. The provisions of this Declaration shall be in addition and supplemental to all applicable provisions of law. Wherever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders. The Article and Section headings set forth herein are for convenience and reference only and are not intended to describe, interpret, define or otherwise affect the context, meaning, or intent of this Declaration or any Article, section or provision hereof. The provisions hereof shall be deemed independent and severable and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of any other provision hereof.

16.3 Audit. Any Owner may at any reasonable time, upon appointment and at his own expense, cause an audit or inspection to be made of the books and records maintained by the Association.

16.4 Amendment. Except as otherwise provided herein, this Declaration may be amended if Owners holding at least fifty-one percent (51%) of the Total Votes of the Association consent and agree to such amendment at a meeting of the Owners duly held in accordance with the provisions of the Articles, Bylaws, and this Declaration, which properly approved amendments shall be evidenced by instruments which are duly recorded in the office of the County Recorder for Salt Lake County, State of Utah.

16.5 Effective Date. This Declaration shall take effect upon recording.

16.6 Agent for Service. The person to receive service of process for the Association shall be the then current registered agent of the Association as shown on the records maintained in the office of the Division of Corporations and Commercial Code of the State of Utah.


16.7 Limitation on Association's Liability. The Association shall not be liable for any failure of utility service to be obtained and paid for by the Association hereunder, or for injury or damage to any person or property caused by the elements or by another Owner or person in the Project, or resulting from electricity, water, rain, snow or ice. No diminution or abatement of any assessments under this Declaration shall be claimed or allowed for inconvenience or discomfort arising from the making of repairs, maintenance or improvements to the Project or any part thereof, or from any action taken to comply with any law, ordinance or order of a governmental authority.

16.8 Owner's Obligations. All obligations of an Owner under and by virtue of the provisions contained in this Declaration shall continue, notwithstanding that he may be leasing, renting, or selling on contract his Lot. The Owner of a Lot shall have no obligation for expenses or other obligations accruing after he conveys title to such Lot.


IN WITNESS WHEREOF, the undersigned Declarant has executed this Declaration the day and year first above written.

**DECLARANT:**

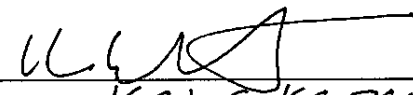
GSF-Tech Center B, LLC,  
a Utah limited liability company

By:   
Name: Carey B. Smith  
Title: Manager

GSF-Tech Center C, LLC,  
a Utah limited liability company

By:   
Name: Carey B. Smith  
Title: Manager

Tech Center 2000, LLC, a Utah limited liability  
company

By:   
Name: Ken F. Keltner  
Title: managing member

STATE OF UTAH )  
 ) : SS.  
COUNTY OF Salt Lake )

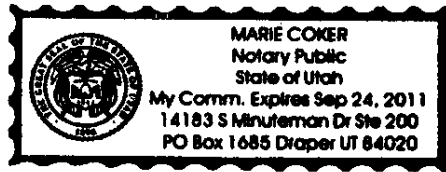


The foregoing document was acknowledged before me this 15<sup>th</sup> day of March, 2010, by Carey Smith, the Manager of GSF-Tech Center B, LLC, a Utah limited liability company.

Marie Coker  
NOTARY PUBLIC  
Residing at: Draper, UT

My Commission Expires:  
Sept. 24, 2011

STATE OF UTAH )  
 ) : SS.  
COUNTY OF Salt Lake )

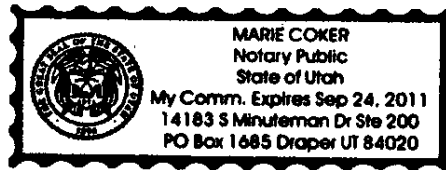


The foregoing document was acknowledged before me this 15<sup>th</sup> day of March, 2010, by Carey Smith, the Manager of GSF-Tech Center C, LLC, a Utah limited liability company.

Marie Coker  
NOTARY PUBLIC  
Residing at: Draper, UT

My Commission Expires:  
Sept. 24, 2011

STATE OF UTAH )  
 ) : SS.  
COUNTY OF Salt Lake )



The foregoing document was acknowledged before me this 15<sup>th</sup> day of March, 2010, by Ken F. Ketter, the managing member of Tech Center 2000, LLC, a Utah limited liability company.

Marie Coker  
NOTARY PUBLIC  
Residing at: Draper, UT

My Commission Expires:  
Sept. 24, 2011

**EXHIBIT A  
TO  
DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
TECH CENTER 2000**

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(Property Description)

The real property referenced in the Declaration as the Property is located in Salt Lake City, Utah, as is more particularly described as follows:

All of Lots 1, 2 and 3, Tech Center 2000, according to the official plat thereof on file and of record in the Salt lake County Recorder's Office.

TAX PARCEL NO. 34-06-351-025-0000, 34-06-351-026-0000 & 34-06-351-027-0000



**EXHIBIT B  
TO  
DECLARATION  
OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
TECH CENTER 2000**

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(Site Plan)



**EXHIBIT C  
TO  
DECLARATION  
OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
TECH CENTER 2000**

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(By Laws)

**BYLAWS  
OF  
TECH CENTER 2000 OWNERS ASSOCIATION, INC.  
(a Utah non-profit corporation)**

**ARTICLE I  
OFFICES**

The Tech Center 2000 Owners Association, Inc. (the "Association") may have such other offices, within the State of Utah, as the Board of Trustees may designate or as the business of the Association may require from time to time.

**ARTICLE II  
DEFINITIONS**

Except as otherwise provided herein or as otherwise required by the context, all terms defined in the Declaration of Easements, Covenants, Conditions and Restrictions for Tech Center 2000, a subdivision ("Declaration"), shall have such defined meanings when used in these Bylaws.

**ARTICLE III  
MEMBERS**

Section 1. Annual Meetings. The annual meeting of members of the Association shall be held on the second Saturday in March of each year at the hour of 10:00 o'clock a.m., beginning with the year following the year in which the Articles of Incorporation are filed, for the purpose of electing Trustees (if the members then have responsibility for so doing) and transacting such other business as may come before the meeting. If the election of Trustees shall not be held on the day designated herein for the annual meeting of the members, or at any adjournment thereof, the Board of Trustees shall cause the election to be held at a special meeting of the members to be convened as soon thereafter as may be convenient. The Board of Trustees may from time to time by resolution change the date and time for the annual meeting of the members.

Section 2. Special Meetings. Special meetings of the members for any purpose or purposes, unless otherwise prescribed by statute, may be called from time to time by the Board of Trustees or

by the president, and shall be immediately called by the president upon the written request of members holding not less than thirty-three percent (33%) of the total votes of the Association, such written request to state the purpose or purposes of the meeting and to be delivered to the Board of Trustees or the president. In case of failure to call such meeting within twenty (20) days after such request, such members may call the same.

Section 3. Place of Meetings. The Board of Trustees may designate any place in Salt Lake County, State of Utah, as the place of meeting for any annual meeting or for any special meeting called by the Board of Trustees. A waiver of notice signed by all of the members may designate any place, within the State of Utah, as the place for holding such meeting.

Section 4. Notice of Meetings. The Board of Trustees shall cause written or printed notice of the time, place, and purpose of all meetings of the members, whether annual or special, to be delivered, not more than fifty (50) nor less than ten (10) days prior to the meeting, to each member of record entitled to vote at such meeting. If mailed, such notice shall be deemed to have been delivered when deposited in the U.S. mail addressed to the member at the member's registered address, with first class postage thereon prepaid. Each member shall register with the Association such member's current mailing address for purposes of notice hereunder. Such registered address may be changed from time to time by notice in writing to the Association. If no address is registered with the Association, a member's Lot address shall be deemed to be such member's registered address for purposes of notice hereunder.

Section 5. Fixing of Record Date. Upon purchasing a Lot in the Project, each Owner shall promptly furnish to the Association a certified copy of the recorded instrument by which ownership of such Lot has been vested in such Owner, which copy shall be maintained in the records of the Association. For the purpose of determining members entitled to notice of or to vote at any meeting

of the members, or any adjournment thereof, the Board of Trustees may designate a record date, which shall not be more than fifty (50) nor less than ten (10) days prior to the meeting. If no record date is designated, the date on which notice of the meeting is mailed shall be deemed to be the record date for determining members entitled to notice of or to vote at the meeting. The persons or entities appearing in the records of the Association on such record date as the Owners of record of Lots in the Project shall be deemed to be the members of record entitled to notice of and to vote at the meeting of the members and any adjournments thereof.

Section 6. Quorum. At any meeting of the members, the presence of members holding, or holders of proxies entitled to cast, more than fifty percent (50%) of the total votes of the Association shall constitute a quorum for the transaction of business. In the event a quorum is not present at a meeting, the members present (whether represented in person or by proxy), though less than a quorum, may adjourn the meeting to a later date. Notice thereof shall be delivered to the members as provided above.

Section 7. Proxies. At each meeting of the members, each member entitled to vote shall be entitled to vote in person or by proxy; provided, however, that the right to vote by proxy shall exist only where the instrument authorizing such proxy to act shall have been executed by the member individually or by such member's attorney-in-fact thereunto duly authorized in writing. If a membership is jointly held, the instrument authorizing a proxy to act must have been executed by all holders of such membership or their attorneys thereunto duly authorized in writing. Such instrument authorizing a proxy to act shall be delivered at the beginning of the meeting to the secretary of the Association or to such other officer or person who may be acting as secretary of the meeting. The secretary of the meeting shall enter a record of all such proxies in the minutes of the meeting.

Section 8. Votes. With respect to each matter, other than the election of Trustees, submitted to a vote of the members, each member entitled to vote at the meeting shall have the right to cast, in person or by proxy, the number of votes appertaining to the Lot of such member, as shown in the Declaration. The affirmative vote of a majority of the votes entitled to be cast by the members present or represented by proxy at a meeting at which a quorum was initially present shall be necessary for the adoption of any matter voted on by the members, unless a greater proportion is required by the Articles of Incorporation, these Bylaws, the Declaration, or Utah law.

Section 9. Waiver of Irregularities. All inaccuracies and irregularities in calls or notices of meetings and in the manner of voting, form of proxies, and method of ascertaining members present shall be deemed waived if no objection thereto is made at the meeting.

Section 10. Informal Action by Members. Any action that is required or permitted to be taken at a meeting of the members may be taken without a meeting, if a consent in writing, setting forth the action so taken, shall be signed by all of the members entitled to vote with respect to the subject matter thereof.

#### **ARTICLE IV BOARD OF TRUSTEES**

Section 1. General Powers. The property, affairs, and business of the Association shall be managed by the Board of Trustees. The Board of Trustees may exercise all of the powers of the Association, whether derived from law, the Articles of Incorporation, these Bylaws, or the Declaration, except those powers which are by law or by the foregoing documents vested solely in the members. The Board of Trustees shall, among other things, prepare or cause to be prepared, plan and adopt an estimated annual budget for the estimated annual common expenses, provide the manner of assessing and collecting assessments, and keep or cause to be kept sufficient books and records with a detailed account of the receipts and expenditures affecting the Project and its

administration, and specifying the maintenance and repair expenses of the Common Areas. The books and records shall be available for examination by all members at convenient hours on working days that shall be set and announced for general knowledge. All books and records shall be kept in accordance with good accounting procedures and shall be audited in accordance with the Declaration. The Board of Trustees may by written contract delegate, in whole or in part, to a professional management organization or person such of its duties, responsibilities, functions, and powers as are properly delegable.

Section 2. Initial Board of Trustees. The initial Board of Trustees shall be composed of three (3) Trustees. The Trustees specified in the Articles of Incorporation shall serve until the first meeting of the members held after the members obtain the responsibility for electing Trustees, and until their successors are duly elected and qualified. The Trustees specified in the Articles of Incorporation are required to be members of the Association or residents of the State of Utah, and the Trustees elected by the members must be members of the Association or employees or officers of members if a member is an entity.

Section 3. Number. The Board of Trustees shall be composed of three (3) Trustees.

Section 4. Regular Meetings. The regular annual meeting of the Board of Trustees shall be held without other notice than this bylaw, and at the same place as, the annual meeting of the members. The Board of Trustees may provide by resolution the time and place, within Salt Lake County, State of Utah, for the holding of additional regular meetings without other notice than such resolution.

Section 5. Special Meetings. Special meetings of the Board of Trustees may be called by or at the request of any of the Trustees. The person or persons authorized to call special meetings of the Board of Trustees may fix any place, within Salt Lake County, State of Utah, as the place for



holding any special meeting of the Board of Trustees called by such person or persons. Notice of any special meeting shall be given at least five (5) days prior thereto by written notice delivered personally, mailed to each Trustee at his or her registered address, or sent by electronic communication that provides verification of receipt. If mailed, such notice shall be deemed to have been delivered when deposited in the U.S. mail so addressed, with first class postage thereon prepaid. Any Trustee may waive notice of a meeting. The attendance of a Trustee at a meeting shall constitute a waiver of notice of such meeting, except where a Trustee attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened.

Section 6. Quorum and Manner of Acting. A majority of the then authorized number of Trustees shall constitute a quorum for the transaction of business at any meeting of the Board of Trustees. Except as otherwise required in these Bylaws, the Articles of Incorporation, or the Declaration, the act of a majority of the Trustees present at any meeting at which a quorum is present shall be the act of the Board of Trustees. The Trustees shall act only as a Board, and individual Trustees shall have no powers as such.

Section 7. Compensation. No Trustee shall receive compensation for any services that he may render to the Association as a Trustee; provided, however, that a Trustee may be reimbursed for expenses incurred in performance of his or her duties as a Trustee to the extent such expenses are approved by the Board of Trustees and (except as otherwise provided in these Bylaws) may be compensated for services rendered to the Association other than in his or her capacity as a Trustee.

Section 8. Resignation and Removal. A Trustee may resign at any time by delivering a written resignation to either the president or the Board of Trustees. Unless otherwise specified therein, such resignation shall take effect upon delivery. Any Trustee may be removed at any time,

for or without cause, by the affirmative vote of the Owners holding more than fifty percent (50%) of the total number of votes appurtenant to all Lots in the Project, at a special meeting of the members duly called for such purpose.

Section 9. Vacancies. If vacancies shall occur in the Board of Trustees by reason of the death, resignation, or disqualification of a Trustee, or if the authorized number of Trustees shall be increased, the Trustees then in office shall continue to act, and such vacancies or newly created trusteeships shall be filled by a vote of the Trustees then in office, though less than a quorum, in any way approved by such Trustees at the meeting. Any vacancy in the Board of Trustees occurring by reason of removal of a Trustee by the members may be filled by election at the meeting at which such Trustee is removed. Any Trustee elected or appointed hereunder to fill a vacancy shall serve for the unexpired term of his or her predecessor or for the term of the newly created trusteeship, as the case may be.

Section 10. Informal Action by Trustees. Any action that is required or permitted to be taken at a meeting of the Board of Trustees, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Trustees.

Section 11. Amendments. The provisions of this Article may not be amended, modified, or repealed, unless such amendment, modification, or repeal is approved by the affirmative vote of Owners holding more than fifty percent (50%) of the total number of votes appurtenant to all Lots in the Project.

## **ARTICLE V OFFICERS**

Section 1. Officers. The officers of the Association shall be a president and a secretary, and such other officers as may from time to time be appointed by the Board of Trustees.

Section 2. Election, Tenure, and Qualifications. The officers of the Association shall be chosen by the Board of Trustees annually at the regular annual meeting of the Board of Trustees. In the event of failure to choose officers at such regular annual meeting of the Board of Trustees, officers may be chosen at any regular or special meeting of the Board of Trustees. Each such officer (whether chosen at a regular annual meeting of the Board of Trustees or otherwise) shall hold his office until the next ensuing regular annual meeting of the Board of Trustees and until his successor shall have been chosen and qualified, or until his death, or until his resignation, disqualification, or removal in the manner provided in these Bylaws, whichever first occurs. Any one person may hold any two or more of such offices; provided, however, that the president may not also be the secretary. No person holding two or more offices shall act in or execute any instrument in the capacity of more than one office.

Section 3. Subordinate Officers. The Board of Trustees may from time to time appoint such other officers or agents as it may deem advisable, each of whom shall have such title, hold office for such period, have such authority, and perform such duties as the Board of Trustees may from time to time determine. The Board of Trustees may from time to time delegate to any officer or agent the power to appoint any such subordinate officers or agents and to prescribe their respective titles, terms of office, authorities, and duties. Subordinate officers need not be Trustees or members of the Association.

Section 4. Removal. Any officer may resign at any time by delivering a written resignation to the president or to the Board of Trustees. Any officer or agent may be removed by the Board of Trustees whenever in its judgment the best interests of the Association will be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed. Election or appointment of an officer or agent shall not of itself create contract rights.

Section 5. Vacancies. If any vacancy shall occur in any office by reason of death, resignation, removal, disqualification, or any other cause, or if a new office shall be created, such vacancies or newly created offices may be filled by the Board of Trustees at any regular or special meeting.

Section 6. President. The president shall be the principal executive officer of the Association and, subject to the control of the Board of Trustees, shall in general supervise and control all of the business and affairs of the Association. He shall, when present, preside at all meetings of the members and of the Board of Trustees. He may sign, with the secretary or any other proper officer of the Association thereunto authorized by the Board of Trustees, any deeds, mortgages, bonds, contracts or other instruments which the Board of Trustees has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Trustees or by these Bylaws to some other officer or agent of the Association, or shall be required by law to be otherwise signed or executed; and in general shall perform all duties incident to the office of president and such other duties as may be prescribed by the Board of Trustees from time to time.

Section 7. Secretary. The secretary shall (a) keep the minutes of the Association and of the Board of Trustees in one or more books provided for that purpose; (b) see that all notices are duly given in accordance with the provisions of these Bylaws or as required by law; (c) be custodian of the corporate records of the Association; and (d) in general perform all duties incident to the office of secretary and such other duties as from time to time may be assigned to him by the president or by the Board of Trustees.

Section 8. Treasurer. The treasurer, if appointed, shall: (a) have charge and custody of and be responsible for all funds of the Association; (b) receive and give receipt for moneys due and

payable to the Association from any source whatsoever, and deposit all such moneys in the name of the Association in such banks, trust companies or other depositories as shall be determined by the Board of Trustees; and (c) in general perform all of the duties incident to the office of the treasurer and such other duties as from time to time may be assigned to him by the president or by the Board of Trustees.

Section 9. Assistant Secretaries and Assistant Treasurers. The assistant secretaries and assistant treasurers, in general, shall perform such duties as shall be assigned to them by the secretary or the treasurer, respectively, or by the president or the Board of Trustees.

Section 10. Compensation. No officer shall receive compensation for any services that he may render to the Association as an officer; provided, however, that an officer may be reimbursed for expenses incurred in performance of his duties as an officer to the extent such expenses are approved by the Board of Trustees and (except as otherwise provided in these Bylaws) may be compensated for services rendered to the Association other than in his capacity as an officer.

## **ARTICLE VI COMMITTEES**

Section 1. Designation of Committees. The Board of Trustees may from time to time by resolution designate such committees as it may deem appropriate in carrying out its duties, responsibilities, functions, and powers. No committee member shall receive compensation for services that he may render to the Association as a committee member; provided, however, that a committee member may be reimbursed for expenses incurred in performance of his duties as a committee member to the extent that such expenses are approved by the Board of Trustees and (except as otherwise provided in these Bylaws) may be compensated for services rendered to the Association other than in his capacity as a committee member.

Section 2. Proceedings of Committees. Each committee designated hereunder by the Board of Trustees may appoint its own presiding and recording officers and may meet at such places and times and upon such notice as such committee may from time to time determine. Each such committee shall keep a record of its proceedings and shall regularly report such proceedings to the Board of Trustees.

Section 3. Quorum and Manner of Acting. At each meeting of any committee designated hereunder by the Board of Trustees, the presence of members constituting at least a majority of the authorized membership of such committee (but in no event less than two members) shall constitute a quorum for the transaction of business, and the act of a majority of the members present at any meeting at which a quorum is present shall be the act of such committee. The members of any committee designated by the Board of Trustees hereunder shall act only as a committee, and the individual members thereof shall have no powers as such.

Section 4. Resignation and Removal. Any member of any committee designated hereunder by the Board of Trustees may resign at any time by delivering a written resignation to the president,

the Board of Trustees, or the presiding officer of the committee of which he is a member. Unless otherwise specified therein, such resignation shall take effect upon delivery. The Board of Trustees may at any time, for or without cause, remove any member of any committee.

Section 5. Vacancies. If any vacancy shall occur in any committee designated by the Board of Trustees hereunder, due to disqualification, death, resignation, removal, or otherwise, the remaining members shall, until the filling of such vacancy, constitute the then total authorized membership of the committee and, provided that two or more members are remaining, may continue to act. Such vacancy may be filled at any meeting of the Board of Trustees.

## **ARTICLE VII INDEMNIFICATION**

Section 1. Indemnification--Third-Party Actions. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending, or completed action, suit, or proceeding, whether civil, criminal, administrative, or investigative (other than an action by or in the right of the Association) by reason of the fact that he is or was a Trustee or officer of the Association, against expenses (including attorneys' fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit, or proceeding, if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the Association, and, with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful. The termination of any action, suit, or proceeding by an adverse judgment, order, settlement, or conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interests of the Association or with respect to any criminal action or proceeding, that the person had reasonable cause to believe that his conduct was unlawful.

Section 2. Indemnification--Association Actions. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending, or completed action or suit by or in the right of the Association by reason of the fact that he is or was a Trustee or officer of the Association, against expenses (including attorneys' fees) actually and reasonably incurred by him in connection with the defense or settlement of such action or suit, if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the Association; provided, however, that no indemnification shall be made in respect of any claim, issue, or matter as to which such person shall have been adjudged to be liable for gross negligence or intentional misconduct in the performance of his duty to the Association, unless and only to the extent that the court in which such action or suit was brought shall determine upon application that, despite the adjudication of liability and in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which such court shall deem proper.

Section 3. Determination. To the extent that a person has been successful on the merits or otherwise in defense of any action, suit, or proceeding referred to in Sections 1 or 2 of Article VII hereof, or in defense of any claim, issue, or matter therein, he shall be indemnified against expenses (including attorneys' fees) actually and reasonably incurred by him in connection therewith. Any other indemnification under Sections 1 or 2 of Article VII hereof shall be made by the Association only upon a determination that indemnification of the person is proper in the circumstances because he has met the applicable standard of conduct set forth respectively in Sections 1 or 2 hereof. Such determination shall be made either (a) by the Board of Trustees by a majority vote of disinterested Trustees or (b) by independent legal counsel in a written opinion, or (c) by the members by the



affirmative vote of more than fifty percent (50%) of the total votes of the Association at a meeting duly called for such purpose.

Section 4. Advances. Expenses incurred in defending a civil or criminal action, suit, or proceeding as contemplated in this Article may be paid by the Association in advance of the final disposition of such action, suit, or proceeding upon a majority vote of a quorum of the Board of Trustees and upon receipt of an undertaking by or on behalf of the person to repay such amount or amounts unless it ultimately be determined that he is entitled to be indemnified by the Association as authorized by this article or otherwise.

Section 5. Scope of Indemnification. The indemnification provided for by this article shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any provision in the Association's Articles of Incorporation, Bylaws, agreements, vote of disinterested members or Trustees, or otherwise, both as to action in his official capacity and as to action in another capacity while holding such office. The indemnification authorized by this article shall apply to all present and future Trustees, officers, employees, and agents of the Association and shall continue as to such persons who cease to be Trustees, officers, employees, or agents of the Association and shall inure to the benefit of the heirs and personal representatives of all such persons and shall be in addition to all other rights to which such persons may be entitled as a matter of law.

Section 6. Insurance. The Association may purchase and maintain insurance on behalf of any person who was or is a Trustee, officer, employee, or agent of the Association, or who was or is serving at the request of the Association as a trustee, director, officer, employee, or agent of another corporation, entity, or enterprise (whether for profit or not for profit), against any liability asserted against him or incurred by him in any such capacity or arising out of his status as such, whether or

not the Association would have the power to indemnify him against such liability under the laws of the State of Utah, as the same may hereafter be amended or modified.

Section 7. Payments and Premiums. All indemnification payments made, and all insurance premiums for insurance maintained, pursuant to this article shall constitute expenses of the Association and shall be paid with funds from the Common Expense Fund referred to in the Declaration.

#### **ARTICLE VIII FISCAL YEAR**

This fiscal year of the Association shall begin on the 1st day of January of each year and shall end on the 31st day of December next following; provided, however, that the first fiscal year shall begin on the date of incorporation.

#### **ARTICLE IX RULES AND REGULATIONS**

The Board of Trustees may from time to time adopt, amend, repeal, and enforce reasonable rules and regulations governing the use and operation of the Project; provided, however, that such rules and regulations shall not be inconsistent with the rights and duties set forth in the Articles of Incorporation, the Declaration, or these Bylaws. The members shall be provided with copies of all rules and regulations adopted by the Board of Trustees, and with copies of all amendments and revisions thereof.


**ARTICLE X  
AMENDMENTS**


Except as otherwise provided by law, the Articles of Incorporation, the Declaration, or these Bylaws, these Bylaws may be amended, modified, or repealed and new bylaws may be made and adopted by the members upon the affirmative vote of more than fifty percent (50%) of the total votes of the Association; provided, however, that such action shall not be effective unless and until a written instrument setting forth (a) the amended, modified, repealed, or new bylaw, (b) the number of votes cast in favor of such action, and (c) the total votes of the Association, shall have been executed and verified by the current president of the Association and mailed to each member of the Association.

Date: April 26, 2010

**BOARD OF TRUSTEES:**

  
\_\_\_\_\_  
Ken F. Kelter

  
\_\_\_\_\_  
Kevin C. Kelter

  
\_\_\_\_\_  
Carey Smith

**EXHIBIT D  
TO  
DECLARATION  
OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
TECH CENTER 2000**

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(Voting)

<b>Lot Number</b>	<b>Number of Votes</b>
1 (14183)	13,538
2 (14203)	16,782
3 (14193)	11,120
<b>Total Votes:</b>	<b>41,440</b>